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OUTLINE FOR STATEMENT BY DIRECTOR

I. RECOGNITION OF AGENCY NEEDS

a. For several years the Central Intelligence Agency, in cooperation with the General Services Administration, has been seeking to provide a central headquarters building to accommodate its personnel, presently housed in 34 buildings widely scattered throughout the City of Washington (MAP available). More than a year ago, based upon the determination that there was no existing permanent structure adequate or suitable to Agency needs, authorization was requested to construct a permanent office building in or near the District of Columbia to house Agency personnel stationed in the Washington area.

b. The Congress recognized the Agency's need for a headquarters building by authorizing (Title IV of the Military Construction Act of 1955; 69 Stat. 349) \$46,000,000 for its construction, together with \$8,500,000 for the extension of the George Washington Memorial Parkway from its present terminus at Spout Run to a point near Langley in Fairfax County, Virginia, if the Agency finally selected the Bureau of Public Roads property as the building site.

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c. The Congress initially appropriated (Chapter III of the Supplemental Appropriation Act, 1956; 69 Stat. 453) \$5,500,000, with the understanding that \$3,000,000 of this sum was for the preparation of detailed plans and specifications for the headquarters installation, and \$2,500,000 for acquiring right-of-way and initiating construction of the Parkway.

2. SITE

a. At the time this appropriation was considered, the Congress expressed a wish that the Agency restudy carefully the site location of the building. To meet this request the Agency engaged Clarke and Rapuano, a firm of Consulting Engineers and Landscape Architects of outstanding reputation in this field, to survey all the available sites and recommend the one best suited for the Agency's purpose (MAP available showing major sites considered).

b. Our authorization and appropriation were obtained with the clear understanding that while we were exempted from "dispersal", we would at the same time definitely not locate in the District of Columbia but, rather, on the fringe of the metropolitan area of Greater Washington.

c. Clarke and Rapuano were given the following additional criteria to guide in their selection:

(1) The new headquarters of the Agency should be within a radius of ten miles and within 20 minutes by automobile from the Zero Milestone in the City of Washington.

(2) The size of the building and the number of automobiles to be parked in its immediate vicinity would require an area of not less than 100 acres.

(3) 2,300,000 sq. ft. of building floor space will be required and it will be necessary to provide space to park approximately 4,000 automobiles and adequate means for ingress and egress for automobile traffic.

(4) The site should lend itself to ease in carrying out the security measures that are imperative.

(5) The new headquarters should have ease of communication by road to the White House, to the Pentagon, and to the offices of the Department of State.

d. Their study resulted in a strong recommendation of a portion of the property presently occupied by the Bureau of Public Roads at Langley, Virginia (AERIAL PHOTOGRAPH available).

e. It is desirable to have the Agency headquarters situated on the west side of the Potomac in order to conform with emergency measures that already have been taken.

f. Located on a 125-acre tract forming an inconspicuous part of a larger 750-acre Government reservation, the Langley site was chosen as the one location, among many sites inspected in detail, most adequate for safeguarding the security of CIA's operations and for conducting those operations with the greatest measure of economy and efficiency consistent with security considerations. This site, with its isolation, topography and heavy forestation, permits both economical construction and an added measure of security safeguards. It is efficiently located with respect to overcoming rush-hour traffic conditions, and it permits rapid access to the White House, the National Security Council, and the State and Defense Departments, with which the bulk of CIA day-to-day coordination activities are concerned.

g. I would like, with your permission, to put in the record a SUMMARY of the major points contained in the Clarke and Rapuano report.

h. The Agency approved the recommendation of Clarke and Rapuano and, as required by law, proposed it for consideration by the National Capital Planning Commission. The National Capital Regional Planning Council and the National Capital Planning Commission approved the Langley site on 5 December 1955 and 3 February 1956, respectively.

1. Arrangements have been worked out with the Bureau of Public Roads and the National Park Service (who now have jurisdiction of the lands in question) and with the General Services Administration (which handles transfers of real property) for acquisition of the Langley site.

3. ACCESS TO SITE

a. In its affirmative report, the National Capital Planning Commission stated that it and the Regional Council were in general agreement that certain highway improvements would "need to be programmed at an earlier date to accommodate the traffic volumes generated by the installation," citing specifically (MAP available on which these can be pointed out):

- (1) The George Washington Memorial Parkway from Spout Run to Langley;**
- (2) The widening to four lanes of Route 123 from Langley Fork to Chain Bridge;**
- (3) The widening to four lanes of Globe Road from Lee Highway to Chain Bridge;**
- (4) The widening to four lanes of Chain Bridge;**
- (5) Improvements to Canal Road and Weaver Place in the District of Columbia (Chain Bridge approaches);**
- (6) Construction of the Cabin John Bridge and adjoining**

segments of the Outer Circumferential Loop.

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b. The highway improvements proposed have been planned for a long time. Our consultants agree that their ultimate development would increase the convenience of access to the Langley site; in fact, their prospective construction is one of the reasons for preferring the Langley site. We believe that many of these improvements may more properly be considered under the President's highway construction program, however, than as adjuncts to the CIA building.

c. We believe that the projected immediate extension of the Parkway, and the widening of a portion of Route 123 to which the State of Virginia is committed, will provide adequate access to the Langley site without overburdening other existing facilities.

d. We have made available to the Committee ^{staff} members a MEMORANDUM covering the ^{financing} present status of the proposed road ^{improvements and Route 123 and} construction (Parkway ^{Parkway} and Route 123).

e. The key to access to the Langley site is the ability to move traffic across the river. The CHART of Potomac River crossings demonstrates that adequate capacity exists for CIA traffic to and from Langley, especially since at the rush hours Agency traffic will be moving counter to the general flow. Location of the Agency at Langley will, in fact, remove an estimated 1,000 cars from the dominant flow of rush-hour traffic across the Potomac.

f. The MAP showing locations of the residences of Agency employees demonstrates that those living east of the Potomac can use a variety of river crossings in commuting to and from the Langley site, and that the 31% living in Virginia will not have to cross the river at all.

4. FACILITIES

a. All needed facilities, adequate to CIA's needs, have been promised by the public authorities or public utilities concerned. For each of them the Agency will pay installation and service charges at the going rates like any other customer.

b. Water will be supplied by the City of Falls Church.

c. Sewage disposal will be supplied by Fairfax County.

d. Telephone, electric light and power will be supplied by public utility corporations serving the area.

e. Public transportation will be supplied by one or both the bus lines serving the general area, as may be determined by the Virginia State Corporation Commission.

5. BUILDING

a. In coordination with the Public Buildings Service, an architect-engineer contract has been negotiated with the firm of Harrison and Abramovitz. The architects have prepared a tentative site plan and diagrammatic drawings of the proposed headquarters installation together with supporting architectural and engineering information.

and the Public Buildings Service has prepared the cost analysis and estimate on which this request for an additional appropriation is based. We have, therefore, completed the preliminary planning and are ready now to enter the definitive portion of the project (SITE MODEL and SITE PLAN available).

b. In considering the nature of the installation, a complete survey was made with the architect-engineer of the special requirements of the Central Intelligence Agency. The unusual security needs of this Agency make mandatory a compartmentation of personnel greatly in excess of that normally required in Government or private office buildings. Special arrangements must be made for secure handling in storage and transmission of large amounts of classified material. Provision must be made for the installation and effective use of special electronic equipment used in the analysis of intelligence data. Finally, the Agency desires a building which, while without frills, will provide a working atmosphere for its employees which will be pleasant and conducive to maximum production. Considering all of these factors, as well as the physical characteristics of the site, the firm of Harrison and Abramovitz has recommended a building consisting of block-type wings as most satisfactorily meeting all the special and unusual requirements of the Agency.

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c. The general arrangement and layout of the office space in the new building have been designed with security considerations primarily in mind. The new building will consist of block-type wings, readily compartmented from one another, so that specially restricted areas can be established and special security controls maintained in each section, with a degree of flexibility not otherwise practicable. In this building pattern, certain types of services common to the entire Agency will also be housed in separately enclosed sections, but near the center of the building, conveniently available to all points in the building. Still other activities will be set aside in special controlled areas for receiving applicants, trainees, contacts, and other categories of visitors.

d. The proposed construction will permit a number of special facilities to be installed, protected and maintained in separate sections of the building. Many of these special facilities will be simply re-installed from their present scattered locations into the new building; others will represent special communication, storage, and protective devices that will be built into the building in the course of construction.

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6. COST

- a. ~~CIA's original estimate for this building was \$ 35,000,000~~
- b. PBS's original estimate was \$ 50,800,000
- c. In our Hearings at the Bureau of the Budget this was
reduced to \$ 50,000,000
- d. The Congress reduced our authorization to \$ 46,000,000
- e. PBS and our architects estimate that we could have a
very austere building for \$46,000,000 which would
house approximately
- f. Construction costs have risen 5.72 per cent during the
past twelve months.
- g. Present estimate by PBS and our architects for a
relatively austere building to meet our needs is \$ 56,000,000
- h. Including \$8,500,000 for the Parkway, total cost
would be \$ 64,500,000
as opposed to total current authorization of \$ 54,500,000

i. We obtained our authorization and initial appropriation
with the expectation that we could get everyone into one building.
With present building costs this is not possible. While it is highly
desirable to have all of our people in one building, we could operate
efficiently with the essential clandestine services, intelligence and
support elements in one building with less sensitive operations
conducted elsewhere.

j. With the wing-type building we have in mind, we could add another wing later if necessary without excessive increased costs. Major facilities such as heat, air-conditioning and cafeteria are designed to accommodate future expansion.

k. On the block model (which is of a \$56,000,000 building) parts which would be omitted in a \$46,000,000 building and could be added later are shaded.

l. Under the present authorization, the required reduction from original plans would be 300,000 square feet of net useable space. However, the building proposed will provide space for all of our employees who are now housed in temporary buildings, thus permitting the evacuation of that space so that its demolition will be possible in accordance with Government plans for urban renewal in the District of Columbia, and as required by the Act authorizing the building. The total number of buildings occupied by the Agency will be considerably reduced, with resultant benefits. Delay, in addition to perpetuating excessive operating costs, may occasion an appreciable further increase in construction costs, thereby further reducing the space that can be provided with the funds available.

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8. ECONOMY

a. While security considerations have dominated the general design and technical details of the new building, there are also many economies that will result from housing the Agency in a single, efficiently-planned installation.

b. Consolidating all of our activities in a single building, as originally planned (which would now cost \$56,000,000) would result in annual savings of more than \$3,000,000. CHART available.

c. Even a building of reduced size (within the present \$46,000,000 authorization) will affect substantial savings in Agency operating costs - approximately \$1,400,000 annually. CHART available.

d. There will in addition, in either case, be increased efficiency in the processing of intelligence information not readily measurable in monetary terms.

e. The generally austere architectural design of the proposed building assures a further measure of savings which would not be possible if the new building were located in the heart of the Nation's Capital, ~~where there are special artistic demands for expensive monumental-type public buildings with ornamental embellishments.~~

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9. REQUEST

a. Since last July, when the Congress authorized a new headquarters building for CIA, the progress toward the realization of a secure and economical building has been steady and continuous, in virtually all aspects of the necessarily complicated preliminary planning required.

b. We cannot proceed much further, however, unless additional funds are available for obligation. Not until the building is completed can the Agency vacate temporary structures, which would permit their demolition. Even while the architect is completing detailed plans, we can proceed with necessary preliminary activity - if the funds are available. This will be a construction project of considerable magnitude. Provisions must be made for adequate access to the site; for parking facilities for the several thousand construction workers who will be involved; for preparation of the site to allow the construction of foundations and to provide stockpile areas for construction materials. Additional right-of-way must be acquired for the extension of the George Washington Memorial Parkway, and its construction must be commenced so that it will provide necessary access to the site. The net result of taking these steps would be to bring that much closer the day when the building will finally be ready for occupancy. In view

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of all the security advantages and savings in money, manpower, and operating efficiency resulting from completion of this project, every day lost in breaking ground and proceeding with construction is a costly one.

c. I would like, therefore, to request that the Congress appropriate \$49,000,000, constituting the balance of the funds presently authorized, in order that the construction may proceed without delay or interruption.

d. I have advised Senators Russell and Hayden and Congressmen Vinson and Cannon of the inadequacy of the present authorization. I believe they concur in my view that it would be false economy not to construct a building adequate to house all of our people. It is for this reason that the basic facilities such as heating, air conditioning, elevators, etc., are being designed to service a building which would accommodate all of our employees. In January when our final plans will be nearing completion, if, in the judgment of the Congress, it seems wise to request that our enabling legislation be amended in order to provide for a building costing approximately \$56,000,000, I would propose to make such a request along with the necessary appropriation (approximately \$10,000,000) with which to carry out the construction.